



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, OCTOBER 6, 2015
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. None

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. ___, 2015 A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THERON (BARTHOLOMEW ON SYCAMORE LLC)." Carl Malysz
- B. Reading of a Resolution entitled "RESOLUTION NO. ___, 2015 A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON (GATEWAY SENIOR VILLAGE L.P.)." Carl Malysz

- C. Reading of a Resolution entitled “RESOLUTION NO. ___, 2015 A RESOLUTION DECLARING THE EXPANSION OF A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON (COTTAGE AVENUE APARTMENTS).” Carl Malysz
- D. Reading of a Resolution entitled “RESOLUTION NO. ___, 2015 RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS ADOPTING THE COLUMBUS CENTRAL AVENUE AND 22ND STREET AREA REVITALIZATION PLAN.” Carl Malysz
- E. First Reading of an Ordinance entitled “ORDINANCE NO. ___, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CC (COMMERCIAL: COMMUNITY CENTER) TO I-2c (INDUSTRIAL: GENERAL WITH COMMITMENTS).” Jeff Bergman
- F. First Reading of an Ordinance entitled “ORDINANCE NO. ___, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I-2 (INDUSTRIAL: GENERAL) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS).” Jeff Bergman
- G. Public Hearing and First Reading of an Ordinance entitled “ORDINANCE NO.: ___, 2015, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2015.” Matt Caldwell

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next regular meeting is scheduled for **Tuesday, October 20, 2015, 6:00 p.m. in City Hall.**
- C. Adjournment

RESOLUTION NO. _____, 2015

A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

BARTHOLOMEW ON SYCAMORE LLC

Lot 1 – St. Bartholomew Church Subdivision (R/219B)

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

WHEREAS, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

WHEREAS, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community, particularly in challenged central-city neighborhoods; and

WHEREAS, Indiana Code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

WHEREAS, the Columbus Common Council desires to establish an additional "economic revitalization area" within the city of Columbus; and

WHEREAS, a certain area legally described and shown on Exhibit "A", which is attached hereto, in the City has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

WHEREAS, The Woda Group will acquire from Bartholomew on Sycamore, LLC, vacant, under developed real estate shown on Exhibit "A", the former Saint Bartholomew Church and School, and intend to redevelop the said real estate as affordable rental housing and as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

WHEREAS, the said site is zoned as RE (Residential Established)/with MX-OL (Mixed Density Overlay) according to an official zoning map of the City of Columbus, State of Indiana, which permits the development of multi-family residential on a limited basis by right and is otherwise a conditional use; and

WHEREAS, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 34 one-bedroom units of affordable housing and create 1.5 full-time equivalent employees. The proposed redevelopment would have an approximate total budget of \$5.3 million.

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS
COMMON COUNCIL THAT:**

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said economic revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. The Columbus Common Council hereby further declares the term of said property tax abatement amount of the deduction awarded shall be in accordance with I.C. 6-1.1-12.1-17 and negotiated at the time the Common Council approves the Statement of Benefits for said project.

Section 6. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et seq.

Resolution No. ___, 2015
Page Three

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on
this the ___ day of _____, 2015, by a vote of ___ ayes and ___ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ___ day
of _____, 2015 at _____ o'clock _____.M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ___ day of _____, 2015, at
_____ o'clock _____.M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit "A"

Legal Description of Bartholomew On Sycamore, LLC

Lot 1 – St. Bartholomew Church Subdivision (R/219B)

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Lot 3 - St. Bartholomew Church Subdivision (R/219B)





DEVELOPMENT
CONSTRUCTION
MANAGEMENT

woda.com

September 4, 2015

The Honorable Kristen S. Brown
Office of the Mayor
123 Washington Street
Columbus, IN 47201

Via e-mail

RE: Economic Revitalization Area Designation and Tax Abatement for Real Property

Dear Mayor Brown:

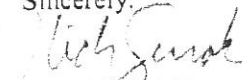
The Woda Group, Inc, a national developer of affordable housing is proposing the adaptive reuse of the St. Bartholomew Church and new construction of additional units on adjacent parcels at the southeast corner of 8th Street and Sycamore. These properties have long been vacant and there is an opportunity to redevelop the site into affordable housing units that would benefit the community and fulfill one of the goals of the Columbus Arts District Strategic Plan. Our proposal would create 34 units of affordable housing and create 1.5 full time equivalent employees for the management and maintenance of the property.

We are requesting designation of the properties located at the southeast corner of 8th and Sycamore Streets as an economic revitalization area and are requesting a property tax abatement on the building improvements. The gross assessed value of the three parcels at this site is \$105,400. Our proposed redevelopment would have an approximate total budget of \$5.3 million.

Please find attached: Application for Designation of ERA, Application for Tax Abatement, Agreement of Cooperation, and Statement of Benefits Form SB-1. We request that you place this item on the Council Agenda at the earliest convenient date. If you have any questions, please call Nick Surak at 202-489-8537 or via email at nsurak@wodagroup.com.

This application is being submitted jointly by the current property owner and the future beneficiary of the property tax abatement.

Sincerely,


NICK SURAK
VP - Development
The Woda Group

RICK SPRAGUE
Property Owner
Bartholomews on Sycamore LLC

CITY OF COLUMBUS, INDIANA
APPLICATION FOR
DESIGNATION OF ECONOMIC REVITALIZATION AREA

1. Name of titled landowner.
Bartholomews on Syracuse, LLC
2. Name of taxpayer seeking abatement.
The Work Group
3. Has above-named taxpayer previously received tax abatement from City of Columbus? *No*
 - a. If yes, list date(s):
 - b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually?
 - c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)?

If above answer is "no", please contact the Department of Community Development at 312-376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4. a. Legal description of titled property (Attach if necessary)
See Attached Deed
5. Commonly known address of property.
345 EIGHTH ST., COLUMBUS IN 47201
6. Are all taxes current and paid with regard to said titled property?
Yes
7. Attach completed Statement of Benefits form. (Exhibit A)
8. Attach executed agreement (Agreement of Cooperation) that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.
N/A
10. If company has merged with a different company or is associated with a different corporate company, please give that (other) company's name.
N/A

11. Attach a map and/or plat describing the area for which the economic revitalization area designation is being requested. (Exhibit C)
12. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

Year	Real Property	Personal Property
2015	2648.06	
2014	2700.93	

13. Describe the proposed project (rehabilitation, new construction or installation of new manufacturing or research and development equipment). Include information about physical improvements to be made or the new manufacturing or research and development equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business.

SEE ATTACHMENT A

14. Estimate of the number of full and part-time permanent jobs to be created by the project within one (1) year.
15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.
15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.
17. What is your company's starting hourly wage?
 Does your company provide medical insurance?
 What is the dollar value (per hour) of the benefit package?

City of Columbus, Indiana
Application for ERA designation
Page Three

18. Has a building permit been issued for construction of the real property for the improvement proposed?
No
19. Has new manufacturing or research and development equipment been purchased, leased or installed?
No
20. List model numbers or attach purchase orders of the new manufacturing or research and development equipment to be purchased (if available)
No
21. Name, address and telephone number of contact person regarding notice of Council meetings and meetings concerning the petition.

Name Robert A. Bell

Address 1000 1/2 S. 10th St. Columbus, Ind. 47202

Telephone number 317-254-1500


I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) Robert A. Bell

(Title) Mayor

(Date) 9-4-83

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. Name of titled landowner.
 2. Name of taxpayer seeking tax abatement.
 3. Has above-named taxpayer previously received tax abatement from the City of Columbus?
 - a. If yes, list date(s)
 - b. If company has received tax abatement since July 1, 1991, have CF-i reports been filed annually?
 - c. According to current CF-i report(s), is your company in full compliance with your existing abatement(s)?
If your answer to the above question is 'no', please contact the Department of Community Development at (312) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
 4.
 - a. Legal description of titled property (attach if necessary)
 - b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area?
 5. Commonly know address of property.
 6. Are all taxes current and paid with regard to said titled property?
 7. Attach completed statement of benefits form. (Exhibit A)
 8. Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)
 9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.
 10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?
- 

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business.

13. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.

16. What is your company's starting hourly wage? Does your company provide medical insurance? Yes No

What is dollar value (per hour) of benefit package?

17. Has building permit been issued for construction of the real property for the improvement proposed?

18. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed?

19. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available).

20. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name NICK BLANK

Address

5001 10th Street S.W.
Seattle, WA 98148

Phone 206-325-1177 Fax

e-mail nick@nickblank.com

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) _____

(Printed) _____

(Title) _____

Date _____

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

7/15 2008 2008 2008 2008

(Company Name)

DATE: 1/4/5

1706 Avenue of the Americas
President

Secretary

52

STATE OF
COUNTY OF

Before me, a Notary Public, in and for said County and State, personally appeared

and _____, the

President and Secretary respectively of _____ who
acknowledged execution of the foregoing Agreement for and on behalf of _____

and who, having been duly sworn, stated that the representations therein contained are true,

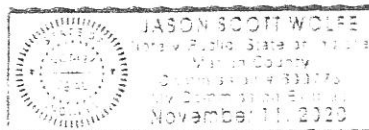
Witness my hand and Notarial Seal on this, the 12 day of March, 2012

My Commission Expires: _____

Signature: Notary Public

(Printed)

County of Residence:





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51757 (RS) (12-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 5-1-1-12-1-5.1

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 5-1-1-12-1-4)
☐ Residentially distressed area (IC 5-1-1-12-1-4.1)

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322-RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form OF-1/Real Property. The Form OF-1/Real Property should be attached to the Form 322-RE when the deduction is first claimed and then updated annually for each year the deduction is applicable (IC 5-1-1-12-1-5.1b).
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect (IC 5-1-1-12-1-17).

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer <u>Bartholomews on Tecamore, LLC</u>		
Address of taxpayer (number and street city state and ZIP code) <u>6951 W. 320 South, Columbus, IN 47201</u>		
Name of contact person <u>Jeff Bush</u>	Telephone number <u>812-603-2536</u>	Email address <u>jbush@sbglobal.net</u>

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property <u>845 Eighth St., Columbus, IN</u>		County <u>Bartholomew</u>
Description of real property improvements, redevelopment or rehabilitation (use additional sheets if necessary)		Estimated start date (month / day / year) <u>2014 01 01</u>
		Estimated completion date (month / day / year) <u>2014 03 31</u>

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current amount	Salaries	Number gained	Salaries	Number additional	Salaries

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project		
Less values of any property being removed		
Net estimated values upon completion of project		

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>400</u>	Estimated hazardous waste converted (pounds) <u>0</u>
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Other benefits: Redevelopment of property into a commercial area, including the construction of a new building and the installation of new equipment.

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.	
Signature of taxpayer (print name) <u>Jeffrey A. Bush</u>	Date signed (month / day / year) <u>7-27-15</u>
Print name of taxpayer <u>Jeffrey A. Bush</u>	Title <u>Manager</u>

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1-1-12¹, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years² (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Essentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify): _____.
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1-1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 And the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Taxpayers number	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* The designating body limits the time period during which an area is an economic revitalization area; that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1-1-12.1-17.

- A. For essentially distressed areas where the Form 55-1 Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1-1-12.1-17 remain in effect. The deduction period may not exceed five (5) years. For a Form 55-1 Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1-1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form 55-1 Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form 55-1 Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1-1-12.1-17 below.)

IC 6-1-1-12.1-17

Abatement schedules

Sec. 17-1a. A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property;
 - (2) The number of new full-time equivalent jobs created;
 - (3) The average wage of the new employees compared to the state minimum wage;
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51736 (2012-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any fees for not publicizing salary information is confidential. The balance of the form is public record per CGS § 1-112, 1-151 (b)(1).

INSTRUCTIONS

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1, Real Property).
3. This form must accompany the initial deduction application (Form DD-92) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located (CGS § 1-112, 1-151 (b)).
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	County		
Bartholomews on Tycomore, LLC		Bartholomew	
Address of location (number and street only, state and ZIP code)		CLGF taxing district number	
6951 W. 300 South, Columbus, IN 47201			
Name of contact person		Telephone number	
Jeff Bush		(812) 603-2536	

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Parcel number	Estimated start date (month, day, year)	
Location of project	Actual start date (month, day, year)		
845 Eighth St., Columbus, IN			
Description of real property improvements		Estimated completion date (month, day, year)	
		Actual completion date (month, day, year)	

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained			
Salaries			
Number of additional employees			
Salaries			

SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			

SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits			

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of owner or authorized agent	Date	Date signed (month, day, year)	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: [IC 6-1.1-12, 1-5.1 and IC 6-1.1-12, 1-5.3]

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1 Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1 Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner IS in substantial compliance.
- ☐ the property owner IS NOT in substantial compliance.
- ☐ other (specify): _____

Reasons for the determination (attach additional sheets if necessary):

Signed at which office member:

Date signed (month, day, year):

Attested by:

Designating body:

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing:

☐ AM
☐ PM

Date of hearing (month, day, year):

Location of hearing:

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for denial, determination, action taken and results (if necessary):

Signed at which office member:

Date signed (month, day, year):

Attested by:

Designating body:

APPEAL RIGHTS [IC 6-1.1-12, 1-5.3(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the Office of the Director of Superior Court together with a writ petitioned to pay the costs of the appeal if the appeal is determined against the property owner.

Appendix A to Property Tax Abatement Request

The proposed project is the adaptive reuse and redevelopment of three parcels of property at the southeast corner of 8th and Sycamore Streets in Columbus, Indiana. At present, the northernmost parcel has a former school facility, the middle parcel is the site of the historic St. Bartholomew's church, and the southernmost parcel is a parking lot.

The project scope would include the demolition of the former school and replace it with a newly constructed multifamily structure, the adaptive reuse of St. Bartholomew's into apartments and community space, and use of the southernmost parcel for parking and additional multifamily units. The total project would create 34 affordable housing units and have an approximate total project cost of ~~XXXXXXXXXX~~.

Once completed, it is anticipated that the property would employ 1.5 full time equivalent employees for property management and maintenance. Wages vary based on experience, but total salaries paid for these positions would likely range from ~~XXXX,000 to \$10,000~~. Employees are also offered company-paid health insurance.

WARRANTY DEED

THIS INDENTURE WITNESSETH: That The Tangeman Charitable Trust, William I. Miller and Sarla Kalsi, Co-Trustees under agreement dated March 12, 1996, ("Grantor") BARGAINS SELLS AND CONVEYS to Bartholomews of Sycamore, LLC, ("GRANTEE"), of Bartholomew County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which are hereby acknowledged, the following real estate in Bartholomew County, in the State of Indiana, to wit:

Lots Numbered One (1), Two (2) and Three (3) in the St. Bartholomew Church Administrative Subdivision, as recorded in Plat Book "R", Page 219B as instrument No. 2009-15051 in the Office of the Recorder of Bartholomew County, Indiana.

Subject to all covenants, highways, rights of way, restrictions and easements of record and to applicable zoning laws.

GRANTOR agrees to pay all real estate taxes on the Real Estate that are due and payable in the calendar year 2011, and GRANTEE shall pay all taxes first due and payable thereafter.

The undersigned person executing this Deed on behalf of GRANTOR represents and certifies that she is the duly authorized and fully empowered to execute and deliver this Deed; that no Indiana Gross Income Tax is due at this time; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, GRANTOR has executed this Deed, the 24th
day of December, 2011

THE TANGEMAN CHARITABLE TRUST

By: Sarla Kalsi
Sarla Kalsi, Co-Trustee

RESOLUTION NO. _____, 2015

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF
COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING
CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX
ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC
HEARING THEREON**

**GATEWAY SENIOR VILLAGE L.P.
1425 MICHIGAN STREET, COLUMBUS, INDIANA
Cecil Platt's Minor Plat - Lots 1 and 2
Ruddick Place 2nd Add - Blk E
PT CONSOLIDATED RAIL R/W E OF;
MICHIGAN W OF HUTCHINS & S 16TH & N**

WHEREAS, the city of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

WHEREAS, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

WHEREAS, Indiana code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

WHEREAS, the Columbus Common Council desires to establish such an "economic revitalization area" within the city of Columbus; and

WHEREAS, a certain area legally described and shown on Exhibit "A," which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

WHEREAS, Gateway Senior Village L.P. will acquire vacant, undeveloped real estate shown on Exhibit "A" and intend to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

WHEREAS, the said site is zoned as I2 (Industrial: General) according to an official zoning map of the city of Columbus, State of Indiana, although a proposal to rezone the property RM (Residential: Multi-family) has received a favorable recommendation from the Columbus Plan Commission on September 9, 2015 and will be heard by the Columbus Common Council on October 6, 2015 which would permit the development of the proposed facilities by right; and

WHEREAS, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 54 units of senior apartment development and create 120 temporary construction jobs and three full-time permanent positions. The proposed redevelopment would have an approximate total budget of \$10.4 million.

NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et seq.

Resolution No. ____, 2015
Page Three

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the
day of _____, 2015, by a vote of ____ ayes and ____ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of _____, 2015 at _____ o'clock _____.M.

Luann Welmer
Clerk-Treasurer

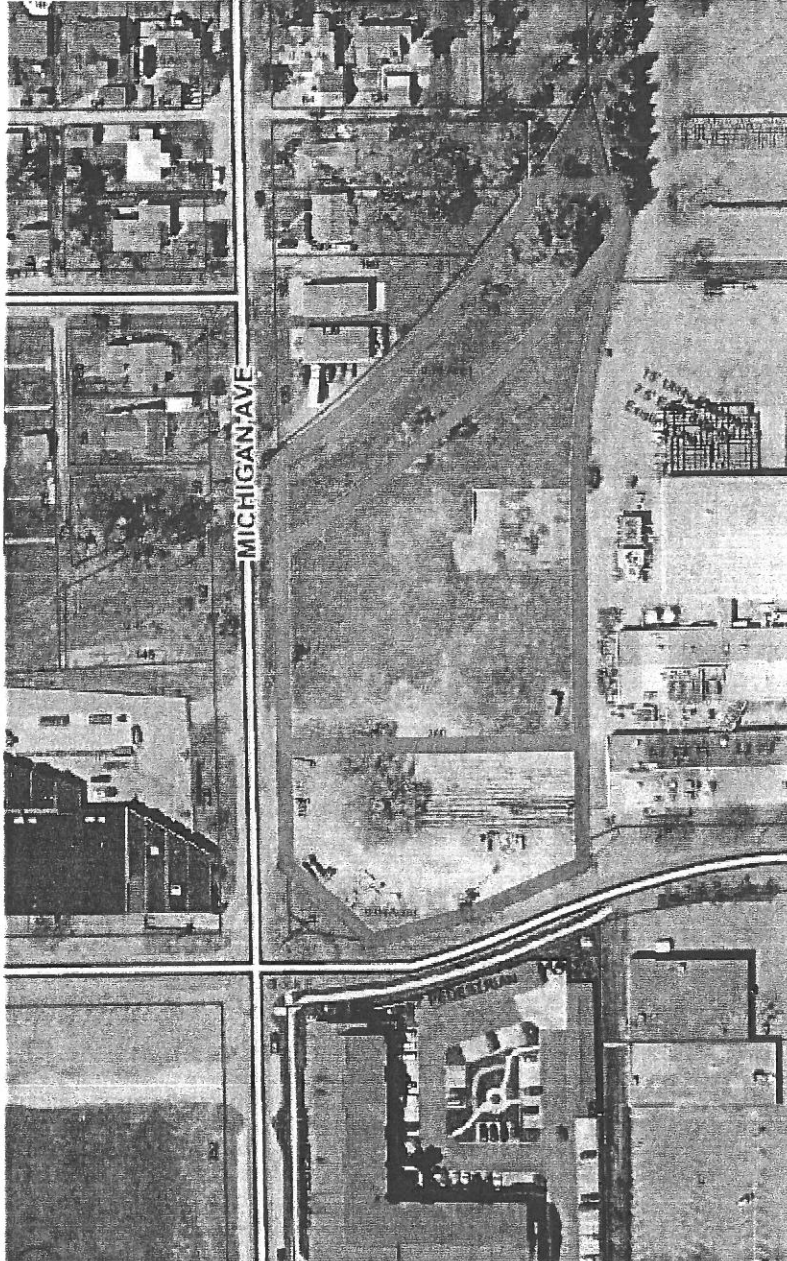
Approved and signed by me this ____ day of _____, 2015, at
_____ o'clock _____.M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit A

Legal Description of Proposed Gateway Senior Village L.P.

Cecil Platt's Minor Plat - Lots 1 and 2
Ruddick Place 2nd Add - Blk E
PT CONSOLIDATED RAIL R/W E OF;
MICHIGAN W OF HUTCHINS & S 16TH & N



Gateway Senior Village L.P.

7160 Chagrin Road, Suite 250 • Chagrin Falls, OH 44023 • (440) 247-3900

September 9, 2015

The Honorable Kristen S. Brown
Office of the Mayor
City of Columbus
123 Washington Street
Columbus, IN 47201

Re: Economic Revitalization Area Designation and Tax Abatement for Real and Personal Property (Gateway Senior Village L.P.)

Dear Mayor Brown:

Gateway Senior Village L.P. is planning to construct a new senior multifamily apartment community at 1425 Michigan Street if tax abatement can be granted to Gateway Senior Village L.P. Plans include an investment of approximately \$1,100,000 in real property improvement for the proposed Gateway Senior Village development.

Development of the Gateway Senior Village project is slated for a site located at 1425 Michigan Street. As a result of the Gateway senior Village development, approximately one hundred twenty (120) construction related jobs will be created and three (3) new permanent jobs will be created in connection with the development and construction of the proposed Gateway Senior Village Apartments.

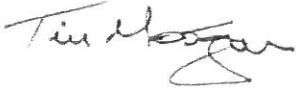
Gateway Senior Village L.P. is requesting tax abatement on the building improvements for the proposed project located at 1425 Michigan Street. Attached hereto are the following documents:

- 1) Application for Designation of ERA
- 2) Agreement of Cooperation
- 3) Statement of Benefits Form (SB-1)

I respectfully request that you place this item on the Council Agenda at the earliest convenient date. Please do not hesitate to contact the undersigned at 440-247-3900 with any question in connection with this request for tax abatement.

Very Truly Yours,

JONESBORO INVESTMENTS CORP.

A handwritten signature in black ink, appearing to read "Tim Morgan". The signature is fluid and cursive, with a large, stylized initial "T" and a long, sweeping underline.

Timothy M. Morgan
General Partner

CITY OF COLUMBUS, INDIANA
APPLICATION FOR
DESIGNATION OF ECONOMIC REVITALIZATION AREA

1. Name of titled landowner. *Columbus Pallet Corporation*
2. Name of taxpayer seeking abatement. *GateWay Senior Village L.P.*
3. Has above-named taxpayer previously received tax abatement from City of Columbus? *no*
 - a. If yes, list date(s):
 - b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually?
 - c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)?

If above answer is "no", please contact the Department of Community Development at 812-376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4. a. Legal description of titled property (Attach if necessary)
5. Commonly known address of property. *1425 Michigan Street*
6. Are all taxes current and paid with regard to said titled property? *yes*
7. Attach completed Statement of Benefits form. (Exhibit A) *see Attached*
8. Attach executed agreement (Agreement of Cooperation) that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B) *see Attached*
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission. *N/A*
10. If company has merged with a different company or is associated with a different corporate company, please give that (other) company's name. *N/A*

11. Attach a map and/or plat describing the area for which the economic revitalization area designation is being requested. (Exhibit C)
12. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>

13. Describe the proposed project (rehabilitation, new construction or installation of new manufacturing or research and development equipment). Include information about physical improvements to be made or the new manufacturing or research and development equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. Construction of a 34 unit senior apartment development. Estimated cost of \$10,400,000.00.
14. Estimate of the number of full and part-time permanent jobs to be created by the project within one (1) year. Approximately 120 temporary construction jobs and 3 full time permanent positions.
15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. All existing jobs at Columbus Pallet Corporation are to be retained at a new location.
16. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.
17. What is your company's starting hourly wage? 21.4
Does your company provide medical insurance? Yes
What is the dollar value (per hour) of the benefit package? 13.0

City of Columbus, Indiana
Application for ERA designation
Page Three

18. Has a building permit been issued for construction of the real property for the improvement proposed? ☒ NO
19. Has new manufacturing or research and development equipment been purchased, leased or installed? ☒ NO
20. List model numbers or attach purchase orders of the new manufacturing or research and development equipment to be purchased (if available) ☒ N/A
21. Name, address and telephone number of contact person regarding notice of Council meetings and meetings concerning the petition.

Name TIM MORGAN

Address 7100 CHAGRIN ROAD, SUITE 250
CHAGRIN FALLS, OH 44023

Telephone number (440) 247-3900

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) Timothy M. Morgan

(Title) President - TOWERS INVESTMENTS CORP.

(Date) 9/9/15

Bartholomew County, IN

Property Assessment Detail Report
 Parcel Number: 03-96-19-220-006.800-005
 39°North- 855.GIS.3939



Parcel Information

Parcel Number: 03-96-19-220-006.800-005
 Alt Parcel Number: 19-96-19.22-6800
 Property Address: 1520 14TH ST COLUMBUS, IN 47202-1189
 Neighborhood: Secondary Business District
 Property Class: Commercial Warehouse
 Legal Description: Cecil Platt's Minor Plat - Lot 2
 Owner Name: COLUMBUS PALLET CORP
 Owner Address: PO BOX 1189
 COLUMBUS, IN 472021189

Taxing District

Township: COLUMBUS TOWNSHIP
 Corporation:

Land Description

Land Type	Acreage	Dimensions
11	47916.0000	

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
11-30-1984	Columbus Pallet Corp		0	WD	
07-20-1979	COLUMBUS PALLET CORP		0	WD	
01-01-1900	D & D PALLETS INC			WD	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
06-15-2015	Annual Adjustment	50300	29700	80000
07-25-2014	Annual Adjustment	50300	100	50400
09-07-2013	Annual Adjustment	50300	100	50400
03-01-2012	GENERAL REVALUATION	50300	24500	74800
03-01-2011	Annual Adjustment	47900	21500	69400
03-01-2010	Annual Adjustment	47900	21500	69400
03-01-2009	Annual Adjustment	47900	21500	69400
03-01-2008	Annual Adjustment	47900	21500	69400
03-01-2008	Annual Adjustment	47900	21500	69400
03-01-2007	Annual Adjustment	47900	21900	69800
03-01-2006	Annual Adjustment	47900	21500	69400
03-01-2002	GENERAL REVALUATION	47900	21500	69400
03-05-2001	100% AV initialized	18700	7900	26600
03-05-1995	GENERAL REVALUATION	6230	2630	8860
03-04-1989	GENERAL REVALUATION	6600	3100	9700

Public Utilities

Water: N
Sewer: N
Gas: N
Electricity: N
All: Y

Exterior Features

Exterior Feature Size/Area

Special Features

Description Size/Area

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
C/I Building C 01	C	VP	1900	1900	8064

Commercial and Industrial Buildings

C/I Building C 01

Wall Types

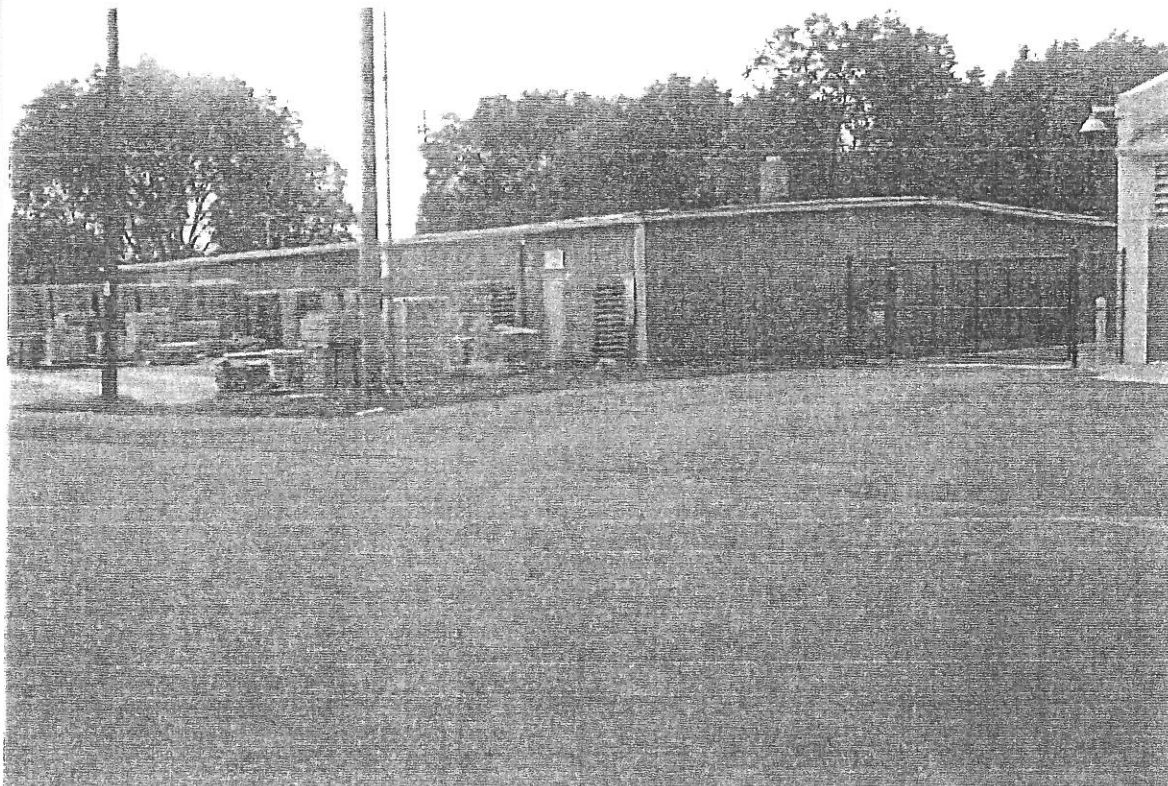
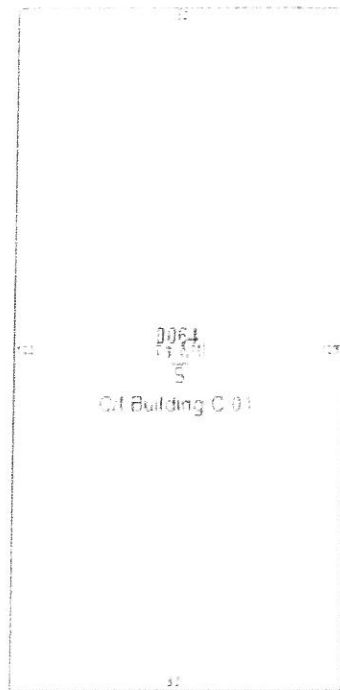
Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4
1	0	382	0	0	0

Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprinkled
1	Light Manufacturing	8064	0	0	8064	0

Plumbing

Photos and Sketches



Bartholomew County, IN

Property Assessment Detail Report
Parcel Number: 03-96-19-220-006.700-005
39°North- 855.GIS.3939



Parcel Information

Parcel Number: 03-96-19-220-006.700-005

Alt Parcel Number: 19-96-19.22-6700

Property Address: 1425 MICHIGAN AVE COLUMBUS IN 47203

Neighborhood: Secondary Business District

Property Class: Commercial Warehouse

Legal Description: Cecil Platt's Minor Plat - Lot 1

Owner Name: SEBAHAR MATT DBA COLUMBUS PALLET CO

Owner Address: 130 N 1000 E
HARTSVILLE, IN 47244

Taxing District

Township: COLUMBUS TOWNSHIP

Corporation:

Land Description

Land Type Acreage Dimensions

13 65340.0000

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
11-07-2011	Sebahar, Matt (dba Columbus Pallet		2011 - 10865	WD	80000
09-26-2003	West, LLC		2003 20268	WD	40000

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
08-25-1978	PLATT, CECIL L AND BERNADINE V		0	WD	
01-01-1900	PLATT, CECIL L & BERNADINE V			WD	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
06-15-2015	Annual Adjustment	58800	0	58800
07-25-2014	Annual Adjustment	58800	0	58800
09-07-2013	Annual Adjustment	58800	0	58800
03-01-2012	GENERAL REVALUATION	58800	0	58800
03-01-2011	Annual Adjustment	52300	0	52300
03-01-2010	Annual Adjustment	52300	0	52300
03-01-2009	Annual Adjustment	52300	0	52300
03-01-2008	Annual Adjustment	52300	0	52300
03-01-2008	Annual Adjustment	52300	0	52300
03-01-2007	Annual Adjustment	52300	0	52300
03-01-2006	Annual Adjustment	52300	0	52300
03-01-2004	DESTROYED STRUCTURE	29400	0	29400
03-01-2002	GENERAL REVALUATION	29400	1100	30500
03-05-2001	100% AV initialized	7700	1900	9600
03-05-1995	GENERAL REVALUATION	2570	630	3200
03-04-1989	GENERAL REVALUATION	3600	330	3930

Public Utilities

Water: N
Sewer: N
Gas: N
Electricity: N
All: Y

Exterior Features

Exterior Feature Size/Area

Special Features

Description Size/Area

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
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Photos and Sketches



Bartholomew County, IN

Property Assessment Detail Report
 Parcel Number: 03-96-19-220-007.100-005
 39°North- 855.GIS.3939



Parcel Information		Taxing District			
Parcel Number:	03-96-19-220-007.100-005	Township:	COLUMBUS TOWNSHIP		
Alt Parcel Number:	19-96-19.22-7100	Corporation:			
Property Address:	MICHIGAN ST COLUMBUS, IN 47201	Land Type	Land Description		
Neighborhood:	Secondary Business District	14	Acreage	Dimensions	
Property Class:	Vacant Land		0.7600		
Legal Description:	PT CONSOLIDATED RAIL R/W E OF MICHIGAN W CF HUTCHINS & S 16TH & N				
Owner Name:	SEBAHAR MATT DBA COLUMBUS PALLET CO				
Owner Address:	P.O. BOX 1189 COLUMBUS, IN 47202				
Transfer Of Ownership					
Date	Name	Buyer	Document	Deed Type	Sale Price
11-07-2011	SEBAHAR MATT		2011 - 10865	CW	

Transfer Of Ownership					
Date	Name	Buyer	Document	Deed Type	Sale Price
10-03-2005	West, LLC		2005 - 12180	WD	2000
05-12-1989	ARVIN MERITOR INC		0	WD	
01-01-1900	ARVIN INDUSTRIES INC			WD	
Sales					
Sale Date	Sale Price	Buyer Name	Seller Name		
11-03-2011	\$80,000.00	MATT SEBAHAR	WEST, LLC		
Valuation Record					
Assessment Date	Reason for Change	Land	Improvements	Total Valuation	
06-15-2015	Annual Adjustment	1500	0	1500	
07-25-2014	Annual Adjustment	1500	0	1500	
09-07-2013	Annual Adjustment	1500	0	1500	
03-01-2012	GENERAL REVALUATION	1500	0	1500	
03-01-2011	Annual Adjustment	3300	0	3300	
03-01-2010	Annual Adjustment	3300	0	3300	
03-01-2009	Annual Adjustment	3300	0	3300	
03-01-2008	Annual Adjustment	3300	0	3300	
03-01-2008	Annual Adjustment	3300	0	3300	
03-01-2007	Annual Adjustment	3300	0	3300	
03-01-2006	Annual Adjustment	3300	0	3300	
03-01-2002	GENERAL REVALUATION	5000	0	5000	
03-05-2001	100% AV initialized	3900	0	3900	
03-05-1995	GENERAL REVALUATION	1300	0	1300	
03-04-1993	SPLIT	3030	0	3030	
03-04-1990	GENERAL REVALUATION	3370	0	3370	
Public Utilities		Exterior Features		Special Features	
Water:	N	Exterior Feature	Size/Area	Description	Size/Area
Sewer:	N				
Gas:	N				
Electricity:	N				
All:	N				
Summary Of Improvements					
Buildings	Grade	Condition	Construction Year	Effective Year	Area

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

Jonesboro Investments Corp.

(Company Name)

DATE: 9/9/15

Timothy H. Morgan
Timothy H. Morgan, President

Timothy H. Morgan
Timothy H. Morgan, Secretary

STATE OF OHIO
COUNTY OF GENEVA

SS:

Before me, a Notary Public, in and for said County and State, personally appeared
and _____, the
President and Secretary respectively of Jonesboro Investments Corp. who
acknowledged execution of the foregoing Agreement for and on behalf of
and who, having been duly sworn, stated that the
representations therein contained are true,

Witness my hand and Notarial Seal on this, the 9th day of, September, 2015

My Commission Expires:

JAN 22 2017

[Signature]

Signature: Notary Public

JACK WHITSETT

(Printed)

County of Residence:



JACK WHITSETT
Notary Public, State of Ohio
My Commission Expires
January 22, 2017



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51757 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

20 ____ PAY 20 ____

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Gateway Senior Village L.P.					
Address of taxpayer (number and street, city, state, and ZIP code) 1531 13th Street, Suite G900, Columbus, IN 47201					
Name of contact person Rick Gardner		Telephone number (812) 372-6918		E-mail address RGardner@thrive-alliance.or	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Columbus City Council		Resolution number			
Location of property 1425 Michigan Street		County Bartholomew		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a 54 unit senior multifamily project.		Estimated start date (month, day, year) 11/01/2016		Estimated completion date (month, day, year) 11/01/2017	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 3.00	Salaries [REDACTED]
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		[REDACTED]			
Less values of any property being replaced					
Net estimated values upon completion of project		[REDACTED]			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative [Signature]				Date signed (month, day, year) 09/09/2015	
Printed name of authorized representative Timothy M. Morgan				Title Developer/General Partner	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* *see below*)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. ____, 2015

**A RESOLUTION DECLARING THE EXPANSION OF A CERTAIN AREA
WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION
AREA AND QUALIFYING CERTAIN REAL PROPERTY AND
IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE
TIME AND PLACE FOR A PUBLIC HEARING THEREON
COTTAGE AVENUE APARTMENTS
1804 22ND STREET, COLUMBUS, INDIANA
LOTS 149,150,151,152,153,154,155,156 & 157 - WM GRAVES 3RD ADD & 12';
VACATED ALLEY BETWEEN 152 & 153
BLK G - WM M GRAVES 3RD ADD; 19-96-18.31 – 900
PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND
FOR ANOTHER PARCEL**

WHEREAS, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

WHEREAS, the Columbus Common Council further recognizes that is in the best interest of the City of Columbus to provide incentives to stimulate investment within the community; and

WHEREAS, Indiana code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

WHEREAS, through Resolution No. 27, 1995, the Columbus Common Council designated a certain portion of property located at 1804 22nd Street as an Economic Revitalization Area for property tax abatement, and

WHEREAS, the Columbus Common Council desires to expand said "economic revitalization area" within the City of Columbus to include all properties depicted in Exhibit "A", attached; and

WHEREAS, the area depicted and described on Exhibit "A", attached, has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

WHEREAS, Developmental Services, Inc. and Keller Development, Inc. will acquire vacant and under developed real estate shown on Exhibit "A" and intend to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

WHEREAS, the said site is zoned as I2 (Industrial: General) according to the official zoning map of the city of Columbus, State of Indiana, although a proposal to rezone said property to RM (Residential Multi-family is scheduled for Public Hearing by the Columbus Plan Commission on October 14, 2015; and

WHEREAS, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 50 units of senior apartment development and create 100+ temporary construction jobs and three full-time permanent positions. The proposed redevelopment would have an approximate total budget of \$9.6 million.

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS
COMMON COUNCIL THAT:**

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

Resolution No. ____, 2015
Page Three

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on
this the ____ day of _____, 2015, by a vote of ____ ayes and ____ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of _____, 2015 at ____ o'clock ____ .M.

Luann Welmer
Clerk-Treasurer

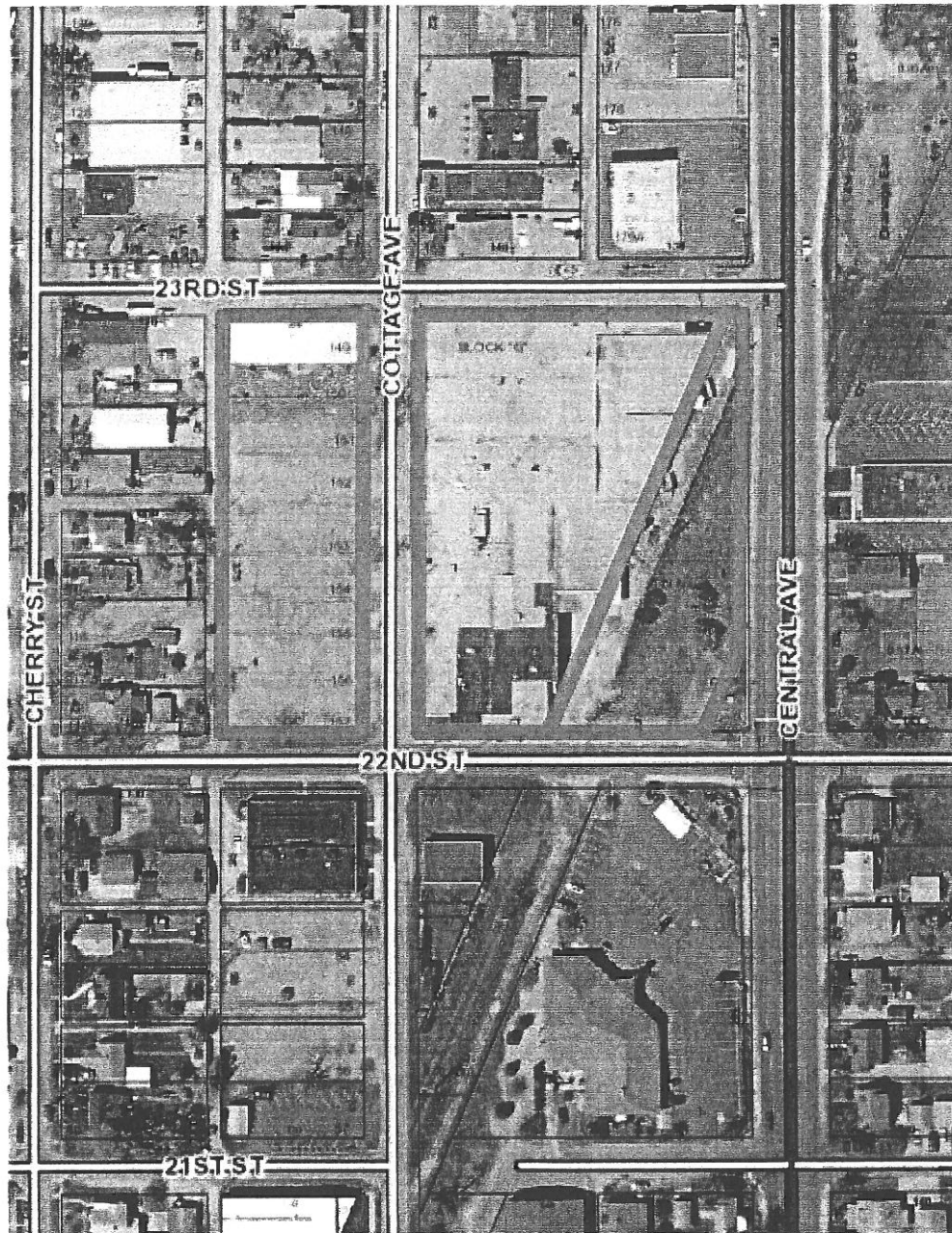
Approved and signed by me this ____ day of _____, 2015, at
____ o'clock ____ .M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit "A"

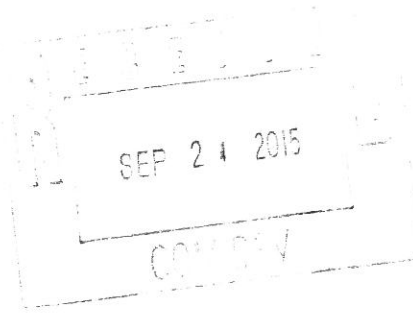
Legal Description of Cottage Avenue Apartments

LOTS 149,150,151,152,153,154,155,156 & 157 - WM GRAVES 3RD ADD & 12';
VACATED ALLEY BETWEEN 152 & 153
BLK G - WM M GRAVES 3RD ADD; 19-96-18.31 - 900
PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND
FOR ANOTHER PARCEL



September 21, 2015

The Honorable Kristen S. Brown
Office of the Mayor
123 Washington Street
Columbus, IN 47201



RE: Economic Revitalization Area Designation and Tax Abatement for Real Property
Proposed Project: Cottage Avenue Apartments

Dear Mayor Brown:

Developmental Services, Inc. and Keller Development, Inc. are planning to construct a new affordable senior housing development at 1804 22nd Street. If tax abatement is granted to Developmental Services, Inc. for this new project, plans would include a total investment of approximately [REDACTED] in the proposed Cottage Avenue Apartments.

The development of Cottage Avenue Apartments will call for the razing of two vacant and underutilized buildings which has no employment at the present time. As a result of the Cottage Avenue Apartments project, three (3) new permanent jobs will be created and approximately one hundred twenty-five construction jobs will be created in connection with the development and construction of the proposed apartments.

We are requesting designation of our property located at 1804 22nd Street as an Economic Revitalization Area ("ERA"), and we are requesting tax abatement on the building improvements. The site at which we plan to develop was partially designated as an ERA by Resolution No. 27.1995 however it does not include the entire property we are developing.

Attached hereto are: Application for Designation of ERA, Copy of Resolution No. 27.1995, Application for Tax Abatement, Agreement of Cooperation, and Statement of Benefits form (SB-1).

We respectfully request that you place this request on Council Agenda at the earliest convenient date. If you have any questions, please call Danelle Biberstine at 260-497-9000 ext. 232 or Shane Burton at 812-447-3132.

Sincerely,

L. Shane Burton
CEO, Developmental Services, Inc.

Enclosures

Cc: Carl E. Malysz, Director of Community Development
Jeffrey L. Logston, City Attorney

CITY OF COLUMBUS, INDIANA
APPLICATION FOR
DESIGNATION OF ECONOMIC REVITALIZATION AREA

1. Name of titled landowner. *OTNA Realty, LLC*
2. Name of taxpayer seeking abatement. *Developmental Services, Inc.*
3. Has above-named taxpayer previously received tax abatement from City of Columbus?
NO
 - a. If yes, list date(s):
 - b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually?
 - c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)?

If above answer is "no", please contact the Department of Community Development at 812-376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.

4. a. Legal description of titled property (Attach if necessary)

Please see attached

5. Commonly known address of property. *1804 22nd Street*
6. Are all taxes current and paid with regard to said titled property? *No, however, at closing all taxes will be paid current and will remain current thereafter.*
7. Attach completed Statement of Benefits form. (Exhibit A) *Attached*
8. Attach executed agreement (Agreement of Cooperation) that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B) *Attached*
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission. *N/A*
10. If company has merged with a different company or is associated with a different corporate company, please give that (other) company's name. *N/A*

11. Attach a map and/or plat describing the area for which the economic revitalization area designation is being requested. (Exhibit C) *see attached parcels A, B + C.*
12. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>

13. Describe the proposed project (rehabilitation, new construction or installation of new manufacturing or research and development equipment). Include information about physical improvements to be made or the new manufacturing or research and development equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business.
Development and construction of approximately 50 units of an multi family affordable senior housing
14. Estimate of the number of full and part-time permanent jobs to be created by the project within one (1) year.
15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. *N/A*
16. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary. *Property Manager ~~11.00~~ hour, Maintenance Person ~~9.00~~ HR. and an Activities Director ~~11.00~~ hour*
17. What is your company's starting hourly wage? *11.00*
Does your company provide medical insurance? *Yes after 30 hrs.*
What is the dollar value (per hour) of the benefit package? *1.00 HR.*

City of Columbus, Indiana
Application for ERA designation
Page Three

18. Has a building permit been issued for construction of the real property for the improvement proposed? NO
19. Has new manufacturing or research and development equipment been purchased, leased or installed? N/A
20. List model numbers or attach purchase orders of the new manufacturing or research and development equipment to be purchased (if available) N/A
21. Name, address and telephone number of contact person regarding notice of Council meetings and meetings concerning the petition.

Name Shane Burton - Developmental Services, Inc

Address 2920 Tenth Street

Columbus, IN 47202

Telephone number (812) 447-3132

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) L Shane Burton

(Title) L Shane Burton, CEO

(Date) _____

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. Name of the titled landowner.
OTNA Realty, LLC
2. Name of taxpayer seeking tax abatement.
Developmental Services, Inc.
3. Has above-named taxpayer previously received tax abatement from the City of Columbus?
No
 - a. If Yes, list the date(s)
 - b. If company has received tax abatement since July 1, 1991, have CF-I reports been filed annually?
 - c. According to current CF-I report(s), is your company in full compliance with your existing abatement(s)?If your answer to the above question is "no", please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4.
 - a. Legal description of the titled property (attach if necessary) **Please see attached**
 - b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area?
Yes please see attached
5. Commonly Known Address of the property.
1804 22nd Street, Columbus, IN 47201
6. Are all taxes current and paid with regard to said titled property?
No, however we will have all taxes paid current at closing on this property and will continue to pay the taxes as they are due.
7. Attach completed statement of benefits form. (Exhibit A)
8. Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for the purposes of an annual review, required by State Statute. (Exhibit B)
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission. **N/A**

10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment? **Real Property assessed value \$775,500.00**

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

Year	Real Property	Personal Property
2013 Pay 2014	<hr/>	<hr/>
2012 Pay 2013	<hr/>	<hr/>
2011 Pay 2012	<hr/>	<hr/>
2010 Pay 2011	<hr/>	<hr/>
2009 Pay 2010	<hr/>	<hr/>

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business.

Both buildings on the site will be razed and making way for the development and construction of approximately 50 units of multifamily affordable senior housing.

13. Estimate the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

There are currently no employees affiliated with this location.

14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. **3 part time positions will be created by this development. A Property Manager, a Maintenance Person, and an Activities Director**

15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.

Property Manager= ~~\$12.00~~ per hour for approximately 25 hours a week

Maintenance Person= ~~\$12.00~~ per hour for approximately 25 hours a week

Activities Director= ~~\$12.00~~ per hour for approximately 25 hours a week

16. What is your company's starting hourly wage? Does your company provide medical insurance?

Yes No

Medical insurance will be paid to anyone working over 30 hours per week. We offer Medical Insurance, Vision, and Life Insurance for the employee at a ~~\$600~~ a month value.

What is the dollar value (per hour) of benefits package? If an employee works 30 hours per week per hour value would be ~~\$5.00~~

17. Has building permit been issued for construction of the real property for the improvements proposed? **No**
18. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed? **N/A**
19. List the model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available). **N/A**
20. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.
- Shane Burton**
Developmental Services, Inc.
2920 Tenth Street
Columbus, IN 47202
Phone: 812-447-3132
Email: sburton@dsiservices.org

I affirm under penalties of perjury that the above and foregoing information is true and correct.

Signed: _____

L. Shane Burton

Printed: L. Shane Burton

Title: CEO

Date: September 21, 2015



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☒ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer OTNA Realty, LLC (A new Limited Partner will be formed for the operation of an affordable housing project)					
Address of taxpayer (number and street, city, state, and ZIP code) 304 Flatrock Drive, Columbus, Indiana 47201					
Name of contact person Danelle Biberstine		Telephone number (260) 497-9000 ext. 232		E-mail address danelle@kellerdev.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body City of Columbus		Resolution number			
Location of property 1804 22nd Street, Columbus, Indiana 47201		County Bartholomew		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Please see attached		Estimated start date (month, day, year) 10/31/2016		Estimated completion date (month, day, year) 10/31/2017	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 3.00	Salaries \$
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits Please see attached					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Orvil Williams				Date signed (month, day, year) 9-14-15	
Printed name of authorized representative Orvil Williams				Title Member	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (*specify*) _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* *see below*)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

SB-1 Form Section 2. Description of Real Property Improvements

The real property will consist of approximately 50 units of multi-family affordable senior housing. 100% of the units will be set-aside for low income seniors (55 years and older) and persons with disabilities whose income is specifically at or below 60% of the area median income for Bartholomew County, Indiana.

This development will be named Cottage Avenue Apartments and owned by a To Be Formed Limited Partner (presumed to be Cottage Avenue Apartments, L.P.) and will be entirely formed to operate this low income housing development. Only this proposed development will be eligible for the 10-year phase-in abatement as requested to the City Council of Columbus.

If this development does not receive the funding it is requesting from the Indiana Housing and Community Development Authority the project will not be built and we will withdraw our request for the 10-year phase-in abatement.

SB-1 Form Section 5. Other Benefits

The real estate currently has two vacant underutilized buildings located on the site within the corporate limits of the City of Columbus. The future development will address the additional need for affordable senior rental housing. The new housing project will be 100% accessible or adaptable as defined by the ADA and the Indiana Accessibility Code, including an elevator to access each floor. This project will target low- to moderate- income seniors and persons with disabilities who wish to age in place, allowing them to remain in a living environment that is safe, adaptable and comfortable as they continue to live independently while their circumstances may change. Modern amenities will be included with each apartment; such as microwave ovens, programmable thermostats, dishwashers, washers and dryers.

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

DATE: 9/21/15

Developmental Services, Inc.

(Company Name)

L. Shane Burton
L. Shane Burton, CEO

N/A

, Secretary

SS.

STATE OF
COUNTY OF

Before me, a Notary Public, in and for said County and State, personally appeared

and

, the

~~President and Secretary~~ ^{CEO} respectively of Developmental Services, Inc. who
acknowledged execution of the foregoing Agreement for and on behalf of

and who, having been duly sworn, stated that the
representations therein contained are true,

Witness my hand and Notarial Seal on this, the 21 day of, SEPTEMBER, 20 15

My Commission Expires:

JANUARY 11, 2016

Bonnie Morgan
Signature: Notary Public

BONNIE MORGAN
(Printed)

County of Residence: Bartholomew

200400006554
Filed for Record in
BARTHOLOMEW COUNTY, IN
BETTY JEAN BESHEAR
05-05-2004 At 10:33 am.
WARR DEED 16.00

WARRANTY DEED

THIS INDENTURE WITNESSETH, That NSB REALTY COMPANY, an Indiana Partnership (Grantor) of Bartholomew County, in the State of Indiana, CONVEYS AND WARRANTS to OTNA REALTY, LLC, an Indiana Limited Liability Company (Grantee) of Bartholomew County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Bartholomew County, State of Indiana:

Lots numbered 149, 150, 151, 152, 153, 154, 155, 156 and 157 in William M. Graves' Third Addition to the City of Columbus, as per plat thereof, recorded in Plat Book C, page 22 in the Office of the Recorder of Bartholomew County, Indiana.

ALSO, beginning at the Northeast corner of said Lot Numbered 153 in William M. Graves' Third Addition; thence North 12 feet; thence West and parallel to the North line of said Lot numbered 153 to a point 12 feet North of the Northwest corner of said Lot Numbered 153; thence South to the Northwest corner of said Lot Numbered 153; thence East on and along the North line of said Lot numbered 153 to the place of beginning. The same being the South half of an alley vacated in Bartholomew Circuit Court on April 14, 1960 in Cause numbered 14937.

ALSO, all of Block "G" in William M. Graves' Third Addition to the City of Columbus as per plat thereof, recorded in Plat Book C, page 22 in the Office of the Recorder of Bartholomew County, Indiana, including the former railroad right-of-way contiguous to said Block "G", EXCEPTING THEREFROM, the following described real estate conveyed to the City of Columbus:

Commencing at the northeast corner of the Southwest Quarter of Section 13, Township 9 North, Range 6 East, marked by an existing Bartholomew County Surveyor's Standard Monument; thence South 1 degree 05 minutes 03 seconds East (bearings based on Project M-G105), City of Columbus), along the east line of said quarter section, 477.90 feet to the point of beginning of this description; thence South 1 degree 05 minutes 03 seconds East, along said east line, 327.36 feet; thence South 22 degrees 19 minutes 41 seconds West 113.25 feet; thence North 1 degree 05 minutes 03 seconds West 49.62 feet; thence North 3 degrees 05 minutes 38 seconds West 239.33 feet; thence North 22 degrees 19 minutes 41 seconds East 103.67 feet to the point of beginning and containing 14,037 square feet, more or less.

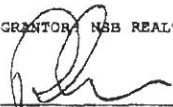
Subject to taxes presently a lien.

Subject to easements and rights of way lying within the bounds of the former railroad right of way.

Subject to any and all Conditions, Restrictions, Covenants and Easements of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 29th
day of April, 2004.

GRANTOR: NSB REALTY COMPANY


By: Bradford L. Sprouse, Partner

STATE OF MICHIGAN)
COUNTY OF Leelanau) ss: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared NSB Realty Company by Surviving Partner, Bradford L. Sprouse, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of April, 2004.


Pam DePuy, Notary Public

My Commission Expires: 4/20/08
County of Residence: Leelanau

This instrument prepared by Thomas C. Sigley, Jr., SHARNACK BIGLEY LLP,
321 Washington Street, P. O. Box 310, Columbus, IN 47202-0310.

Return deed to: SMART & JOHNSON TITLE CORP.
Tax bills to: 304 FLATROCK DR, COLUMBUS IN 47203
Property address: 1804 22ND STREET, COLUMBUS IN 47201



DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

MAY 05 2004

County Clerk
Auditor Bartholomew Co. Indiana

CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

REDEVELOPMENT

location:

**Central Avenue
& 22nd Street**

of parcels:

3

property size(s):

A:

1.10 Acres

B:

1.71 Acres

C:

0.79 Acres

zoning:

A+B:

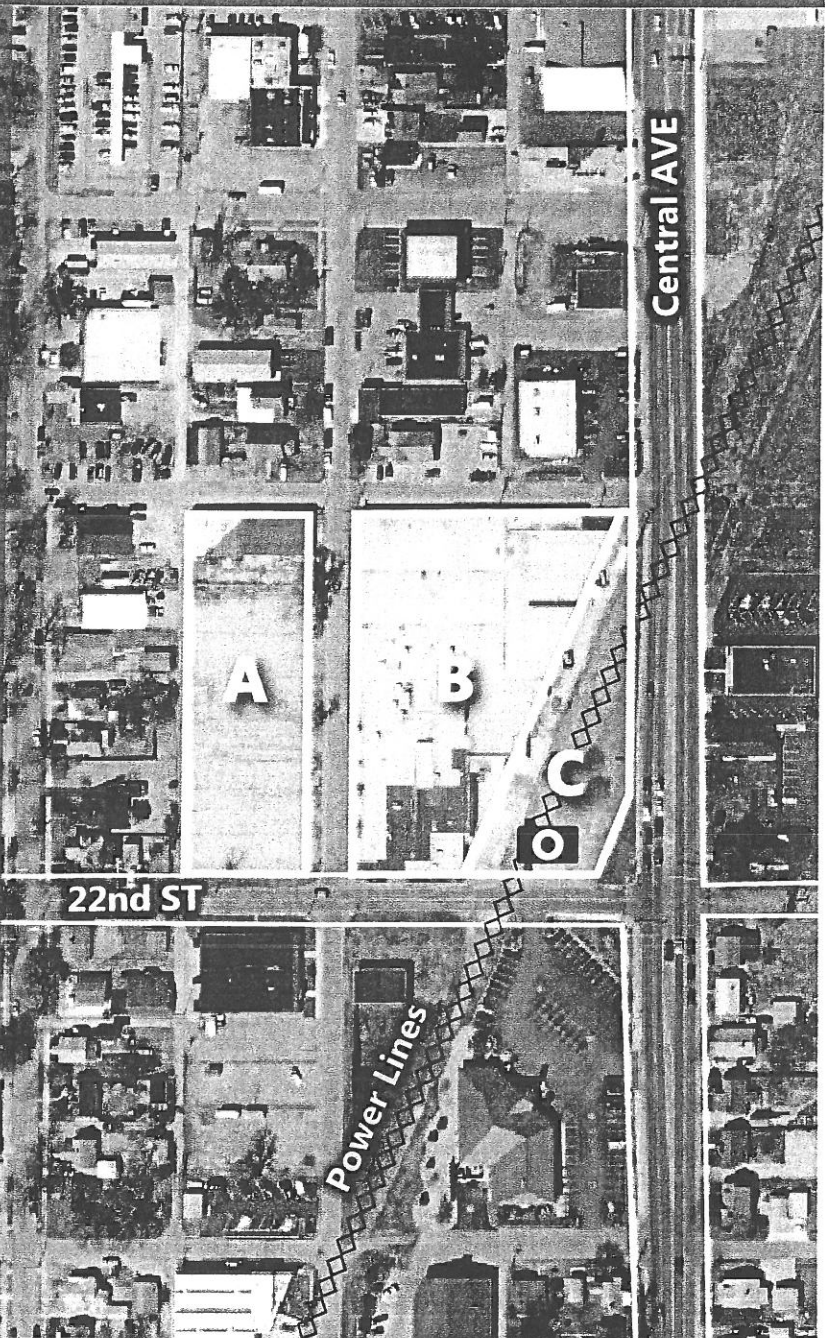
I-2

Industrial: General

C:

CC

**Commercial:
Community Center**



additional details:

A

Property Owner:

OTNA Realty, LLC

304 Flatrock Drive

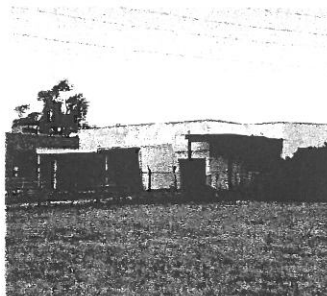
Columbus, Indiana 47203

B

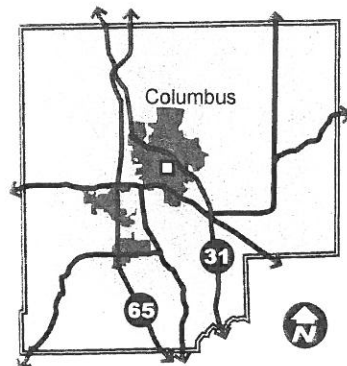
Floodplain:

None

C



vicinity map:



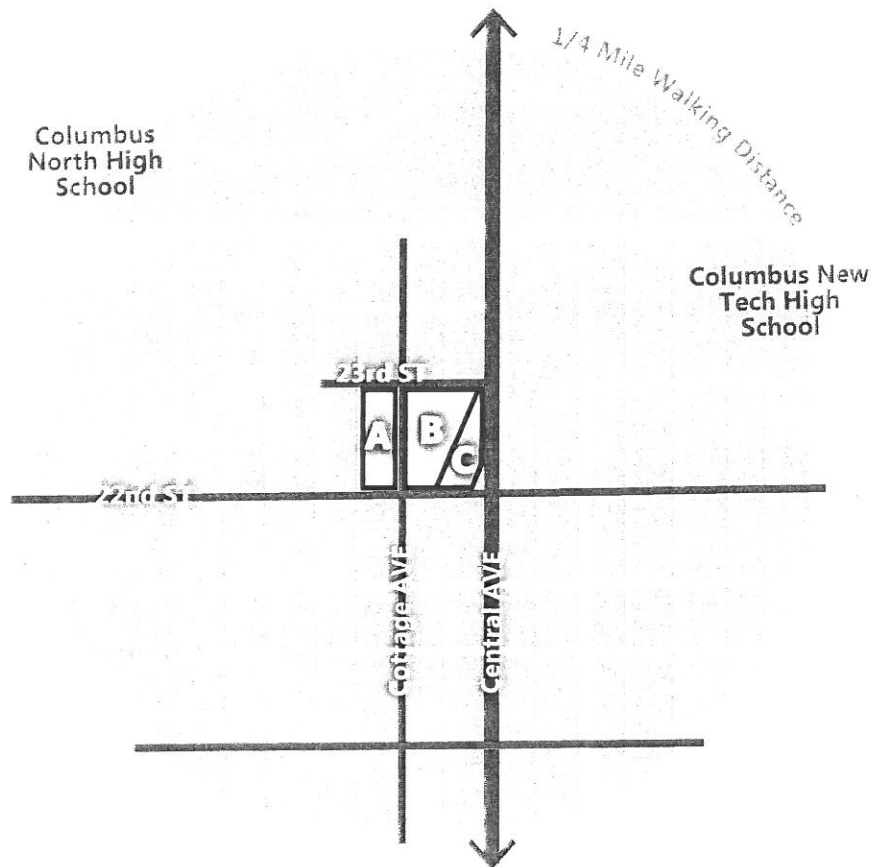
site analysis summary:

The site is located at the intersection of 22nd Street and Central Avenue. The subject properties are part of the Central Avenue Corridor Plan and according to this document:

Promote an attractive "street wall" in all new infill development and redevelopments by encouraging buildings to be located near the street with primary entries oriented both to the street and to parking at the sides or rear of the building.

Property (A) is featured in close proximity to the surrounding residential neighborhood. This area would be more appropriate for less intense uses such as single-family and multi-family residential and neighborhood commercial.

Properties (B) & (C) are featured near Central Avenue, which would be a more appropriate location for higher intensity uses such as multi-family residential, general commercial, and public facilities.



site analysis details:

**Comprehensive
Plan Future
Land Use(s)**

Residential

**Access to Bike
& Pedestrian
Network**

Bike Route —

**Surrounding
Land Uses**

57% Commercial
24% Residential
(19% Undeveloped)

Road Access

Central AVE
Principle Arterial, Residential, Urban
Cottage AVE
Local, Residential, Urban
22nd ST
Local, Residential, Urban
23rd ST
Local, Residential, Urban

**Access
to Public
Facilities**

Columbus North High School
Columbus New Tech High School

**Street
Connectivity**

554 HIGH **Intersections**
Square Mile



questions:

Want to know more about the analysis or find more site profiles? Please refer to the full **INFILL SITE PROFILES** document by visiting the official website for the **INFILL SITE PROFILES** at:

www.columbus.in.gov/planning/infillandgrowth

most suitable land uses:



Single-Family
Residential



Multi-Family
Residential



Neighborhood
Commercial



General
Commercial



Public
Facilities

RESOLUTION NO. 27, 1995

RESOLUTION AMENDING RESOLUTION NO. 12, 1984
AS AMENDED PURSUANT TO RESOLUTION NO. 20, 1985,
RESOLUTION NO. 25, 1986,
AND RESOLUTION NOS. 3, 11, 38, & 46, 1988,
RESOLUTION NOS. 8, 20, 24, 30, 33, & 40 1989,
AND RESOLUTION NOS. 21, 22, 23, 26 & 56, 1990
AND RESOLUTION NOS. 17, 25, 36, & 40, 1991,
AND RESOLUTION NOS. 9 & 44, 1992,
AND RESOLUTION NOS. 5, 8, 22, & 33, 1993,
AND RESOLUTION NOS. 8, 44, & 46, 1994,
AND RESOLUTION NO. 3, 1995 COLLECTIVELY,
ENTITLED RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF COLUMBUS DECLARING CERTAIN
PORTIONS OF THE CITY OF COLUMBUS, INDIANA,
TO BE WITHIN AN ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1-1, ET. SEQ.

WHEREAS, that pursuant to Resolution No. 12, 1984, as amended pursuant to Resolution No. 20, 1985, Resolution No. 25, 1986, Resolution No. 3, 1988, Resolution No. 11, 1988, Resolution No. 8, 1989, Resolution No. 20, 1989, Resolution No. 24, 1989, Resolution No. 30, 1989, Resolution No. 33, 1989, Resolution No. 40, 1989, Resolution No. 21, 1990, Resolution No. 22, 1990, Resolution No. 23, 1990, Resolution No. 26, 1990, Resolution No. 56, 1990, Resolution No. 17, 1991, Resolution No. 25, 1991, Resolution No. 36, 1991, Resolution No. 40, 1991, Resolution No. 9, 1992, Resolution No. 44, 1992, Resolution No. 5, 1993, Resolution No. 8, 1993, Resolution No. 22, 1993, Resolution No. 8, 1994, Resolution No. 44, 1994, Resolution No. 46, 1994, and Resolution No. 3, 1995, the Common Council of the City of Columbus, Indiana, adopted a tax abatement ordinance pursuant to IND. CODE 6-1.1-12.1-1, et. seq. with an accompanying Exhibit "A" attached thereto outlining the areas to be denominated as economic revitalization areas, which Exhibit "A" was amended pursuant to Resolution No. 20, 1985, Resolution No. 25, 1986, Resolution No. 3, 1988, Resolution No. 11, 1988, Resolution No. 38, 1988 and Resolution No. 46, 1988; Resolution No. 8, 1989 Resolution No. 20, 1989, Resolution No. 24, 1989, Resolution No. 30, 1989, Resolution No. 33, 1989, Resolution No. 40, 1989, Resolution No. 21, 1990, Resolution No. 22, 1990, Resolution No. 23, 1990, Resolution No. 26, 1990, Resolution No. 56, 1990 Resolution No. 17, 1991, Resolution No. 25, 1991, Resolution No. 36, 1991, Resolution No. 40, 1991, Resolution No. 9, 1992, Resolution No. 44, 1992, Resolution No. 5, 1993, Resolution No. 8, 1993, Resolution No. 22, 1993, Resolution No. 33, 1993, Resolution No. 8, 1994, Resolution No. 44, 1994, Resolution No. 46, 1994, and Resolution No. 3, 1995; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has received a petition to further amend said Exhibit "A" of Resolution No. 12, 1984, et. seq., to add an area owned by NSB Realty and to be used in the operations of Ventra Corporation and having the following legal description:

All of Block "G" in William M. Graves' Third Addition to the City of Columbus as per plat thereof, recorded in Plat Book C, page 22 in the Office of the Recorder of Bartholomew County, Indiana, EXCEPT that portion of the said Block "G" lying South and East of the Railroad rights-of-way running across the Southeast corner of said Block "G", and except the rights-of-way of the Railroads across said Block "G".

ALSO, Lot Number 56 in William M. Graves' Second Addition to the City of Columbus, as per plat thereof, recorded in Plat Book B, page 160 in the Office of the Recorder of Bartholomew County, Indiana.

ALSO, Lots numbered 151, 152, 153, 154, 155, 156 and 157 in William M. Graves' Third Addition to the City of Columbus, as per plat thereof, recorded in Plat Book C, page 22 in the Office of the Recorder of Bartholomew County, Indiana.

ALSO, Beginning at the Northeast corner of said Lot Numbered 153 in William M. Graves' Third Addition; thence North 12 feet, thence West and parallel to the North line of said Lot Numbered 153 to a point 12 feet North of the Northwest corner of said lot numbered 153; thence South to the Northwest corner of said lot numbered 153; thence East on and along the North line of said lot numbered 153 to the place of beginning. The same being the South half of an alley vacated in the Bartholomew Circuit Court on April 14, 1960 in Cause Numbered 14987.

WHEREAS, the Common Council of the City of Columbus, Indiana, hereby finds that said area is a distressed economic area which has been undesirable for, or impossible of, normal development because of various factors or said area includes a facility or a group of facilities that are technologically, economically, or energy obsolete and said obsolescence may lead to a decline in employment and tax revenues, and that the inclusion of said area in the economic revitalization area of the City of Columbus, Indiana, will enhance the opportunity of the creation of new jobs and the protection of the current employment; and

WHEREAS, Ventra Corporation anticipates increases in the assessed value of its real property from the proposed redevelopment or rehabilitation of its real property and purchase of new manufacturing equipment as defined in IND. CODE 6-1.1-12.1-4.5, and has submitted a statement of benefits to the Common Council of the City of Columbus, Indiana, along with its petition as prescribed in IND. CODE 6-1.1-12.1-4.5, copy of which is attached hereto as Exhibit "B" and incorporated herein; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has reviewed said statement of benefits and hereby determines that it is in the best interests of said City of Columbus, Indiana, to amend said Exhibit "A" of Resolution No. 12, 1984, as amended pursuant to Resolution No. 20, 1985, and Resolution No. 25, 1986, Resolution No. 3, 1988, Resolution No. 11, 1988, Resolution No. 38, 1988, Resolution No. 46, 1988, Resolution No. 8, 1989, Resolution No. 20, 1989, Resolution No. 24, 1989, Resolution No. 30, 1989, Resolution No. 33, Resolution No. 40, 1989, Resolution No. 21, 1990, Resolution No. 22, 1990, Resolution No. 23, 1990, Resolution No. 26, 1990, Resolution No. 56, 1990, Resolution No. 17, 1991, Resolution No. 25, 1991, Resolution No. 36, 1991, Resolution No. 40, 1991, Resolution No. 9, 1992, Resolution No. 44, 1992, Resolution No. 5, 1993, Resolution No. 8, 1993, Resolution No. 22, 1993, Resolution No. 33, 1993, Resolution No. 8, 1994, Resolution No. 44, 1994, Resolution No. 46, 1994, and Resolution 3, 1995, include the area to be used in manufacturing operations and that the deductions under IND. CODE 6-1.1-12.1-3 be allowed based on the following findings:

(1) The estimate of the value of the redevelopment or rehabilitation and new manufacturing equipment is reasonable for projects of that nature.

(2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation and purchase of new manufacturing equipment.

(3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation and purchase of new manufacturing equipment.

(4) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees along with the value of the acquisition and construction of improvements create benefits of the type and quality anticipated by the Common Council within the economic revitalization area and can reasonably be expected to result from the proposed described redevelopment or rehabilitation and purchase of new manufacturing equipment.

Resolution No. 27, 1995

(5) The deduction allowed for both real and personal property pursuant to IND. CODE 6-1.1-12.1-4.5 shall be allowed for 10 years.

(6) The totality of benefits is sufficient to justify the deductions; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, that:

1. Said Exhibit "A" of Resolution No. 12, 1984, et seq. amended pursuant to Resolution No. 20, 1985, Resolution No. 25, 1986, Resolution No. 3, 1988, Resolution No. 11, 1988, Resolution No. 38, 1988, Resolution No. 46, 1988, Resolution No. 8, 1989, Resolution No. 20, 1989, Resolution No. 24, 1989, Resolution No. 30, 1989, Resolution No. 33, 1989, Resolution No. 40, 1989, Resolution No. 21, 1990, Resolution No. 22, 1990, Resolution No. 23, 1990, Resolution No. 26, 1990, Resolution No. 56, 1990, Resolution No. 17, 1991, Resolution No. 25, 1991, Resolution No. 36, 1991, Resolution No. 40, 1991, Resolution No. 9, 1992, Resolution No. 44, 1992, Resolution No. 5, 1993, Resolution No. 8, 1993, Resolution No. 22, 1993, Resolution No. 33, 1993, Resolution No. 8, 1994, Resolution No. 44, 1994, Resolution No. 46, 1994, and Resolution No. 3, 1995, shall be amended to include a new area to be designated as an economic revitalization area as reflected on the exhibit attached hereto and made a part hereof as Exhibit "A".

2. All other provisions of said Resolution 12, 1984, not amended herein shall remain in full force and effect.


3. The Mayor of the City of Columbus, Indiana, and the Clerk-Treasurer of the City of Columbus, Indiana, are hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the statement of benefits form attached hereto as Exhibit "B" for purposes of facilitating the personal property tax abatement of the applicant herein.

4. The deduction allowed for both real and personal property pursuant to IND. CODE 6-1.1-12.1-4.5 shall be allowed for ten years.

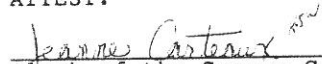
5. The Common Council of the City of Columbus, Indiana, shall publish notice of the adoption and substance of this resolution in accordance with IND. CODE 5-3-1, and said notice shall state that the description of the area effected is available and can be inspected at the office of the Bartholomew County Assessor or Clerk-Treasurer of the City of Columbus, Indiana, and shall further state that remonstrances and objections from interested persons may be heard at the meeting of the Common Council of the City of Columbus on the 20th day of June, 1995, at 7:00 o'clock PM.

6. This resolution shall be in full force and effect from and after its passage until modified, amended or rescinded.

Adopted by the Common Council of the City of Columbus, Indiana, on this the 6th day of June, 1995.


Presiding Officer of the
Common Council

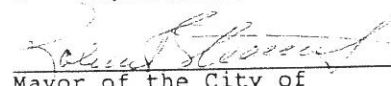
ATTEST:


Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this 6th day of June, 1995 at 11.30 o'clock P.M.


Clerk-Treasurer

Approved and signed by me this 7th day of June, 1995, at 8.30 o'clock A.M.


Mayor of the City of
Columbus, Indiana



VENTRA CORPORATION
A VENTRA GROUP COMPANY

1804 22nd Street
P.O. Box 3009
Columbus, Indiana
USA 47202-3009
Tel: (812) 378-0028
Fax: (812) 372-3088
May 26, 1995

The Hon. Robert N. Stewart
Mayor
City of Columbus
123 Washington Street
Columbus, IN 47201

RE: Economic Revitalization Area Designation

Dear Mayor Stewart:

Ventra Corporation, manufacturer of air reservoirs, is planning an expansion of its facilities located at 1804 22nd Street. Plans include Ventra's investment of ~~\$1,000,000~~ in real property improvements and ~~\$2,000,000~~ in new manufacturing equipment.

As a result of this expansion, 131 jobs will be retained and 30 jobs will be added.

On behalf of Ventra Corporation, NSB Realty is requesting the designation of the property located at 1804 22nd Street as an economic revitalization area. Ventra will be submitting the request for tax abatement on the building improvements and the purchase of new manufacturing equipment.

Attached is the Application for Designation of ERA.

We will appreciate favorable action on our request by Council at the earliest convenient date. If you have questions, please call Karen Vanderbeek at Ventra Corporation at (812) 378-0028, extension #10.

Sincerely,

NSB REALTY

Brad Sprouse

Enclosures

cc: Peter C. King, City Attorney
Sharon R. Stark, Exec. Dir. - Com. Dev.

TOTAL P.02



VENTRA CORPORATION
A VENTRA GROUP COMPANY
1804 22nd Street
P.O. Box 3009
Columbus, Indiana
USA 47202-3009
Tel: (812) 378-0028
Fax: (812) 372-3086

May 26, 1995

The Hon. Robert N. Stewart, Mayor
City of Columbus
123 Washington Street
Columbus, IN 47201

RE: Tax Abatement Request - Ventra Corporation

Dear Mayor Stewart:

Ventra Corporation, manufacturer of air reservoirs, is planning an expansion of its facilities located at 1804 22nd Street. Plans include Ventra's investment of \$[REDACTED] in real property improvements and \$[REDACTED] in new manufacturing equipment as well as the relocation of approximately \$[REDACTED] in equipment presently located in Charlotte, North Carolina.


As a result of this expansion, 131 jobs will be retained and 30 jobs will be added.

On behalf of Ventra Corporation, NSB Realty has requested the designation of the property located at 1804 22nd Street as an economic revitalization area. We also request tax abatement on the building improvements, the purchase of the new manufacturing equipment and the relocation of equipment from North Carolina.

Attached are: Agreement of Cooperation, Statement of Benefits Form, and List of Equipment.

We will appreciate favorable action on our request by Council at the earliest convenient date. If you have questions, please call Karen Vanderbeek at Ventra Corporation at (812) 378-0028, extension #10.

Sincerely,
VENTRA CORPORATION


Karen Vanderbeek
Controller

Enclosures

cc: Peter C. King, City Attorney
Sharon R. Stark, Exec. Dir. - Com. Dev.

**STATEMENT OF BENEFITS**

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 5-1.1-35-9

EXHIBIT B**FORM
SB - 1****INSTRUCTIONS**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to a July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 5-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form SB - 1 annually to show compliance with the Statement of Benefits. (IC 5-1.1-12.1-5.5)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer VENTRA CORPORATION	
Address of taxpayer (street and number, city, state and ZIP code) P.O. BOX 3009 - COLUMBUS IN 47202-3009	
Name of contact person KAREN VANDERBEEK	Telephone number 812) 378-0028 EXT #1

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body COLUMBUS CITY COUNCIL		Resolution number
Location of property 1804 22ND STREET	County BARTHOLOMEW	Taxing district COLUMBUS TOWNSHIP
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) SEE ATTACHED		Estimated starting date 6/20/95
		Estimated completion date 6/31/96

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
131	[REDACTED]	131	[REDACTED]	30	[REDACTED]

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	[REDACTED]		[REDACTED]	
Plus estimated values of proposed project	[REDACTED]		[REDACTED]	
Less values of any property being replaced	0		0	
Net estimated values upon completion of project	[REDACTED]		[REDACTED]	

SECTION 5 OTHER BENEFITS PROVIDED BY THE TAXPAYER

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative [Signature]	Title Controller	Date signed (month, day, year) 5/26/95



VENTRA CORPORATION
A VENTRA GROUP COMPANY
1804 22nd Street
P.O. Box 3009
Columbus, Indiana
USA 47202-3009
Tel: (812) 378-0028
Fax: (812) 372-3086

APPLICATION FOR TAX ABATEMENT

NEW EQUIPMENT TO BE PURCHASED

- 1 - Jammes Roller - multi-belt rolling machine - Model #160-0603
- 2 - Test Stations - single use - Custom Built
- 2 - Projection Welders - Sciaky
- 1 - I-Beam Paint Conveyor System - Custom Built
- 1 - Primer Paint Booth - Custom Built

Please reference attached lists of equipment to be relocated from North Carolina.

ADDITIONAL EQUIPMENT TO BE RELOCATED FROM NORTH CAROLINA

- 1 - Hamilton Punch Press 130 ton w/ Cushion
- 1 - Verson OBI Punch Press 130 ton w/ Cushion
- 1 - Verson Brake Press 110 ton
- 1 - Verson Brake Press 40 ton
- 1 - V&O OBI Punch press 45 ton variable speed
- 1 - Air Compressor 25H.P. 300 psi
- 1 - Clark #3000 Fork Lift
- 1 - Toyota #5000 Fork Lift
- 1 - Summit Vertical Milling Machine
- 1 - South Ben Engine Lathe

EQUIP. TYPE. AND OPER.	SPACE REQ.	MOTOR H.P. VOLT/PHASE	COMMENTS
TOLEDO PRESS ✓ PART MARK	54" X 55"	2 H.P. 3 PHASE	OPERATIONAL
VERSON PRESS BRAKE ✓ SHELL CRIMP	77" X 75"	5 H.P. 3 PHASE 240/480 VOLTS	OPERATIONAL
COMEQ ROLL ✓ SHELL ROLL	94" X 24"	1.5KvA 3 PHASE 440 VOLTS	OPERATIONAL
PANDJIRIS SEAM WELD ✓	132" X 60"	115 VOLT (DRIVE & CONTROLS)	OPERATIONAL
MILLER PULSTAR 450	24" X 40"	240/480 1/3 PH	OPERATIONAL
MILLER JK-30 WIRE FEEDER		115 VOLT	OPERATIONAL
FITTING WELD #1 ✓	45" X 81"	PNEUMATIC	OPERATIONAL
MILLER PULSTAR 450	24" X 40"	240/480 1/3 PH	OPERATIONAL
MILLER JH-15 WIRE FEEDER		115 VOLT	OPERATIONAL
FITTING WELD #2 ✓	45" X 81"	PNEUMATIC	OPERATIONAL
MILLER PULSTAR 450	24" X 40"	240/480 1/3 PH	OPERATIONAL
COBRAMATIC 1A WIRE FEEDER		115 VOLT	OPERATIONAL
BAFFLE WELDER ✓	92" X 24"	115 VOLT	OPERATIONAL
MILLER PULSTAR 450	24" X 40"	240/480 1/3 PH	OPERATIONAL
MILLER JF-45 WIRE FEEDER		115 VOLT	OPERATIONAL
HEAD WELDER ✓	155" X 52"	PNEUMATIC	OPERATIONAL
(2) AIRCO PULSE ARC II 400	24" X 40"	240/480 1/3 PH	OPERATIONAL
AIRCO MED 20 WIRE FEEDER		115 VOLT	OPERATIONAL
REPAIR WELD #1 ✓ MILLER 330ST AIRCRAFTER	24" X 40"	240/480 1/3 PH	OPERATIONAL
MILLER JH-35 RADIATOR		115 VOLT	OPERATIONAL
REPAIR WELD #2 ✓ MILLER 330ST AIRCRAFTER	24" X 40"	240/480 1/3 PH	OPERATIONAL
COOLIT I RADIATOR		115 VOLT	OPERATIONAL

EQUIP. TYPE. AND OPER.	SPACE REQ.	MOTOR H.P. VOLT/PHASE	COMMENTS
TEST STAND ✓	185" X 92"	PNEUMATIC 115 VOLT (CONTROLS)	OPERATIONAL
		230/460 3 PHASE 10 H.P. HYDRAULIC DRIVE	OPERATIONAL
		220/480 3 PHASE 1.5 H.P. WATER PUMP	OPERATIONAL
SPRAY WASH	480" LGTH 55" WIDE 168" HIGH	(3) UNITS 230/460 3 PHASE 15 H.P.	OPERATIONAL
CONVEYOR	450 FEET (APPROX.)	230/460 3 PHASE 1-1/2 OR 2 H.P.	OPERATIONAL

EQUIP. TYPE. AND OPER.	SPACE REQ.	MOTOR H.P. VOLT/PHASE	COMMENTS
COMEQ ROLL SHELL ROLL	94" X 24"	1.5KVA 3 PHASE 440 VOLTS	OPERATIONAL (SEE PHASE 1)
LINDIE SEAM WELD	88" X 36"	115 VOLT (DRIVE & CONTROLS)	OPERATIONAL
HOBART RC-250	22" X 30"	220/440 VOLT 1/3 PHASE	OPERATIONAL
HOBART 70L WIRE FEEDER		115 VOLT	OPERATIONAL
BAFFLE PUSHER	44" X 36"	HYDRAULIC	OPERATIONAL
	48" X 30"	220/440 3 PHASE 15 H.P.	DRIVE UNIT
BAFFLE WELD	91" X 26"	115 VOLT	OPERATIONAL
MILLER CP 300	24" X 48"	220/440 1/3 PH	OPERATIONAL
MILLER JC-15 WIRE FEEDER		115 VOLT	OPERATIONAL
SHELL JOGGLE	110" X 30"	220/440 3 PHASE	OPERATIONAL
FITTING WELD MILLER CP-300	24" X 48"	220/440 1/3 PH	OPERATIONAL
MILLER JH-47 WIRE FEEDER		115 VOLT	OPERATIONAL
HEAD WELD	136" X 52"	90 VOLT 5 AMP DRIVE MOTOR	OPERATIONAL
(2) MILLER PULSTAR 450	24" X 40"	220/440 1/3 PH	OPERATIONAL
MILLER JH-15 WIRE FEEDER		115 VOLT	OPERATIONAL
REPAIR WELD MILLERMATIC 35 (W/BUILT IN WIRE FEEDER)	24" X 40"	220/440 1/3 PH	OPERATIONAL

LARGE TANKS (PHASE 3)

EQUIP. TYPE. AND OPER.	SPACE REQ.	MOTOR H.P. VOLT/PHASE	COMMENTS
VERSION PRESS PART MARK	114" X 68"	220/440 3PH	OPERATIONAL
SMALL ROLL	119" X 48"	220/440 3PH	OPERATIONAL
LARGE ROLL	215" X 76"	(1) 220/440 3PH 10 H.P. (2) 220/440 3PH 7.5 H.P.	OPERATIONAL
HEAD FABRICATION TABLE (1)	48" X 36"		
TABLE (2)	76" X 36"		
(2) MILLER CP300	24" X 40"	220/440 1/3 PH	OPERATIONAL
MILLER KA-36 WIRE FEEDER		115 VOLT	OPERATIONAL
MILLER JH-32 WIRE FEEDER		115 VOLT	OPERATIONAL
LINCOLN DC-300	30" X 42"	220/440 3PH	NOT OPERATIONAL
AIR STARTER FIT UP MILLER CP-300	24" X 40"	220/440 1/3 PH	OPERATIONAL
MILLER JL-23 WIRE FEEDER		115 VOLT	OPERATIONAL
SMALL SUB-ARC	114" X 48"	220/440 3 PH	OPERATIONAL
(2) HOBART RC-500	34" X 44"	220/440 3PH	OPERATIONAL
(2) HOBART WIRE FEEDER		115 VOLT	OPERATIONAL
HOBART SEAM TRACK CONTROL		115 VOLT	OPERATIONAL
INFEED TABLE	124" X 48"		
OUTFEED TABLE	135" X 36"		
REPAIR WELD MILLER CP-300	24" X 40"	220/440 1/3 PH	OPERATIONAL
MILLER JH-37 WIRE FEEDER		115 VOLT	OPERATIONAL
LARGE SUB-ARC	290" X 60"	220/440 3 PH	OPERATIONAL
(2) HOBART MEGA MIG 450 RVS	36" X 40"	220/440 1/3 PH	OPERATIONAL
(2) HOBART 2410 WIRE FEEDER		115 VOLT	OPERATIONAL

DRIVE TANKS (PHASE 3)

EQUIP. TYPE. AND OPER.	SPACE REQ.	MOTOR H.P. VOLT/PHASE	COMMENTS
(2) MILLER FLUX RECOVERY SYSTEM		115 VOLT	OPERATIONAL
REPAIR WELD MILLER CP-300	24" X 40"	220/440 1/3 PH	OPERATIONAL
MILLER JE-15 WIRE FEEDER		115 VOLT	OPERATIONAL
ALUM. HEAD & SHELL BEVEL (HECK)	40" X 40"	115 VOLT	OPERATIONAL
ALUM. SHELL SEAM WELDING	132" X 60"	115 VOLT (DRIVE & CONTROLS)	OPERATIONAL SEE PHASE I
NOZZLE ASSY. TABLE	36" X 36"	115 VOLT	OPERATIONAL
MILLER 330ST	24" X 36"	220/440 1/3 PH	OPERATIONAL
MILLER COOLMATE 4 RADIATOR		115 VOLT	OPERATIONAL
ALUM. FIT UP	28" X 60"		
MILLER 330ST	24" X 36"	220/440 1/3 PH	OPERATIONAL
MILLER JH-35 RADIATOR		115 VOLT	OPERATIONAL
ALUM HEAD WELD	170" X 38"	115 VOLT	OPERATIONAL
(2) AIRCO PULSA ARC II 400	25" X 40"	220/440 1/3 PH	OPERATIONAL
(2) AIRCO MED 20 WIRE FEEDER		115 VOLT	OPERATIONAL